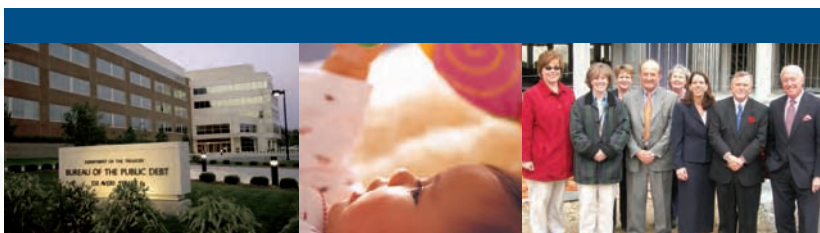


Mid-Atlantic Focus

A Newsletter for Customers of the GSA Public Buildings Service

Summer 2006



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Lurita A. Doan Assumes Role as New GSA Administrator

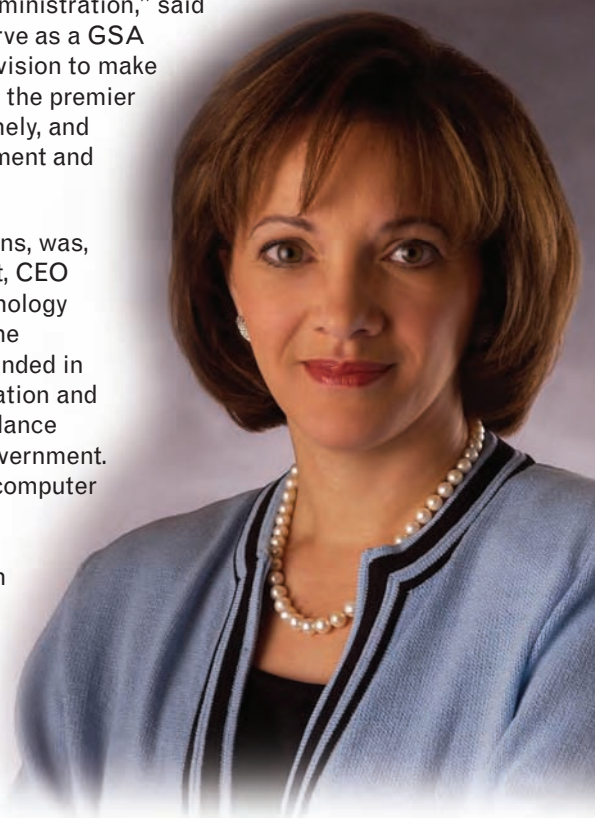
Virginia businesswoman Lurita A. Doan took the oath of office on May 31, assuming the role of Administrator of the General Services Administration (GSA).

"I am honored that President Bush asked me to take such a critical role in his Administration," said Doan, the first woman to serve as a GSA Administrator. "I share his vision to make GSA now and for the future, the premier source for cost-effective, timely, and compliant property management and government procurement."

Doan, a native of New Orleans, was, until July 2005, the President, CEO and sole owner of New Technology Management, Inc. (NTMI), the technology company she founded in 1990. NTMI provides installation and integration of border surveillance technology to the federal government. Before entering the field of computer technology, Doan taught at several colleges in the Washington, DC, area and in Louisiana.

Most recently, Doan served on the search committee to select Vassar College's 10th President, the Steering Committee for the Women's Majority Network founded by Senator Elizabeth Dole, and the Steering Committee for the soon-to-be-built Shakespeare Theatre Company's Harman Center for the Arts.

Doan is actively involved in the business community through participation in many trade associations, membership in business organizations, and involvement in numerous charitable community activities. She holds a bachelor's degree from Vassar College and a master's degree in renaissance literature from the University of Tennessee-Knoxville. 



Lurita A. Doan, GSA Administrator
Photo courtesy of: Weber Shandwick


From the Desk of the ARA



The Mid-Atlantic Region is honored to be this year's recipient of the Public Buildings Service Excellence in

Portfolio Management Award. The award, presented annually by GSA headquarters, recognizes a GSA Region for outstanding commitment to overall excellence in real estate portfolio management practices and sound capital investment and leasing strategies. The award recognizes the great strides we've made in restructuring our federal inventory in ways that improve our ability to provide quality work environments for our federal tenants.

In 2005, we completed or updated Asset Business Plans for 152 federally owned facilities and 25 leased facilities. We evaluated these assets based on owner and tenant objectives, performance, and space utilization, and prioritized operations and maintenance costs and capital investment plans. Since 2002, such Asset Business Plans have led us to rid the federal inventory of 23 underperforming buildings and demolish 5 unusable buildings. This restructuring has allowed us to reinvest in other, more high-performing buildings so they can continue to meet federal workspace needs. We've also successfully added several new buildings to our inventory where they were needed, and reduced our vacancy rate in 2005 from 6.1% to 5.1%.

The responsible asset management, portfolio restructuring, and asset reinvestment strategies and practices implemented by our PBS professionals are helping to ensure resources are available to cover the rehabilitation and repair needs of the buildings you occupy in our federal inventory. As a result, GSA is able to keep our space in better repair and provide higher quality workplaces for you. 

Rob Hewell
Assistant Regional Administrator
Public Buildings Service
Mid-Atlantic Region

Meeting the Ongoing Needs of the Bureau of the Public Debt



The Bureau of the Public Debt's Administrative Resource Center (ARC) in Parkersburg, WV

The Parkersburg, West Virginia, leased construction facility for the Bureau of the Public Debt's (BPD) Administrative Resource Center (ARC) is now complete and occupied. Long-time readers of Focus may remember this project from our Fall 2004 issue, when we announced the completion of "Phase I" ahead of schedule. An expansion project was completed in March 2006.

Phase I housed approximately 250 people in 80,000 square feet. By consolidating functions that were located in several leases throughout Parkersburg, GSA was able to provide the ARC with a facility that improved their efficiency and grew their space. Phase I met the immediate needs of BPD, but further expansion was necessary. In order to house a total of 900 ARC employees in this one location, an expansion phase of 103,000 square feet was designed and constructed, creating a facility of 183,000 square feet in total.

This entire project was awarded through the GSA Design Excellence Program to the development team of Lowe Enterprises, architect Studios Architecture and contractor James G. Davis Construction Corporation. By understanding BPD's needs, the project team was able to incorporate the workplace flexibility that they require into the building design. The facility includes repositionable partitions and in-floor ducts for electrical, phone and data lines, allowing ARC to reorganize their space at any time as their work and mission dictate.


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GSA Client Profile:

As a young boy, Glenn Ball had big dreams of being an engineer on a locomotive. He was fascinated by the intricate workings of these powerful machines. While his life has traveled a different track, Glenn's passion for the "well-oiled machine" still remains. Glenn now serves as Assistant Commissioner for Management Services and Chief Financial Officer for the Bureau of the Public Debt (BPD), an arm of the Treasury Department. BPD is the federal agency responsible for borrowing the money needed to operate the federal government and accounting for the resulting debt. Another component of Public Debt's mission is to provide reimbursable support services to other federal agencies. It is this part of the Bureau's mission that has spurred the growth in its office space needs in Parkersburg, West Virginia.

The Office of Management and Budget recently designated four agencies, including BPD, as Financial Management Centers of Excellence (GSA is also one of the four Centers of Excellence). These agencies are approved to provide financial management services to other federal agencies. In 1998 BPD created an Administrative Resource Center at its Parkersburg location to centralize administrative reimbursable services offered to other agencies. Glenn presided over this organization from 2002 to 2005, and helped it become the fastest growing segment of BPD. The Administrative Resource Center provides expertise in human resources, administrative accounting, procurement, and travel services for other federal agencies. Most of its customers are small federal agencies, but Glenn is quick to point out that the list includes the Executive Office of the President.

The recently completed BPD expansion in Parkersburg is a step in the right direction to accommodate BPD's growing space needs in a professional environment. It houses about one third of the 1,800 BPD employees in Parkersburg. Glenn and his staff were actively involved in the project from start to finish. He attributes much of the project's success to the outstanding team comprised of both BPD and GSA staff, as well as strong contracted support. The GSA Project Manager organized a team building workshop at the beginning of the project to build trust and mutual understanding among the stakeholders. "The time spent together paid dividends throughout the life of the project," said Glenn "and I look forward to future collaborations with GSA."

Glenn believes the keys to success in life are "hard work, ability to sense opportunity, and a willingness to take risks." Glenn shares this philosophy with others in the workplace and, as the proud father of three, with his children. Having grown up in the military and lived all over the world, Glenn is happy to have settled in Parkersburg. The federal government and the American citizens we serve are fortunate that Glenn ultimately chose to follow the track of federal service. 

Glenn Ball



**Assistant Commissioner for
Management Services and
Chief Financial Officer
Bureau of the Public Debt**

Glenn believes the
keys to success in life
are "hard work, ability
to sense opportunity,
and a willingness to
take risks."

New Facility Helps U.S. Coast Guard Better Serve the Public

Working closely with the U.S. Coast Guard's Marine Safety Unit (MSU) in Huntington, West Virginia, GSA has successfully completed a 12,000 square foot lease construction project that has improved the MSU's operational efficiency.

The Huntington MSU came to GSA in the fall of 2004 with a request to consolidate their three leases into one expanded location. Their three leases separately housed the functions required for the MSU to complete their mission—an incident response center, a boathouse, and reservist office. However the geographic distances of the separate leased locations made efficient operations difficult. By consolidating their space, GSA was able to help the MSU spend less time traveling to their remote locations, provide greater accessibility to visitors, better secure their operations, and function more efficiently.

MSU's are quick response units capable of rapid ground and waterway transport to areas of immediate and changing threat conditions. Their core mission is to protect the public, the environment, and the nation's economic and security interests. The Huntington MSU is responsible for the geographic area that includes south central Ohio, most of West Virginia, and eastern Kentucky.

Working together, GSA and the MSU were able to quickly develop MSU's requirements, complete a market survey, advertise the project, and award the contract within one year. JDL Castle Corporation of Winston-Salem, NC, received the contract and constructed the new facility for the MSU within four months. The facility houses approximately 40 people and three boats.


The MSU moved their operations to their new facility in January 2006, and were so pleased they held an open house in April for fellow law enforcement agencies, state and local government officials, port stakeholders, industry partners and the general public.

“Moving into our new consolidated facility allows the (USCG) in Huntington to be more operationally efficient.”



**– Commander
James Michalowski
U.S. Coast Guard**

Commander James Michalowski says of the new facility, “Moving into our new consolidated facility allows the Coast Guard Office in Huntington to be more operationally efficient and focused on providing safety and security to the American public.”

The new consolidated facility for the MSU is just one example of the acquisition services, superior workplaces, and expert solutions that GSA provides to help federal agencies better serve the public. 

Ask a RAM

QUESTION:

Why are we seeing an increase in notices from GSA regarding closing out unspent Reimbursable Work Authorizations (RWAs)?

- Janet Rupert
Field Services Team Leader
Social Security Administration


ANSWER:

GSA is committed to properly managing customer expectations with regard to the timely execution of acquisitions. Our customers are required to obligate their funds during the period of funds availability—usually one fiscal year—and often choose to obligate their funds via interagency reimbursable agreements, or Reimbursable Work Authorizations (RWAs), with GSA. Under its statutory authorities, GSA must act reasonably and expeditiously to take contract action on customer requirements contained in the reimbursable agreement.

To ensure consistency and discipline in the GSA acquisition process, the GSA Chief Acquisition Officer issued GSA Acquisition Letter V-05-16 on August 12, 2005. For new RWAs exceeding \$100,000, the Acquisition Letter allows GSA “reasonable time” after the reimbursable agreement has been executed and funding has been provided to execute a contract, order, or modification.

If a “reasonable time” has elapsed and a contract, order, or modification has not been executed, GSA must determine if it is appropriate to continue to retain our customer’s funds. If both GSA and our customer have actively been pursuing the acquisition since acceptance of the RWA, it is more likely that the delay will be considered reasonable. Determination to continue to retain customer funds is based on a number of other factors including complexity of the procurement, Acquisition Plan requirements, number of quotes or proposals, technical and price evaluation issues, and protests.

If a determination is made for GSA to continue to retain funds, subsequent reviews may be required if the acquisition activity continues to diverge substantially from the schedule outlined in the Acquisition Plan. These reviews are to ensure that GSA is properly managing customer expectations with regard to the timely execution of acquisitions. GSA will contact agencies before any funds are returned.

Our Regional Account Managers (RAMs) always welcome your questions and are committed to responding in a timely manner. You can submit a question for potential inclusion in Focus by writing us at r3.custserv@gsa.gov or by contacting one of our RAMs. We look forward to hearing from you. 

PBS Regional Account Managers

Peggy Murr	peggy.murr@gsa.gov	(215) 446-2888
Pat Zucca	pat.zucca@gsa.gov	(215) 446-2889
John Singleton	john.singleton@gsa.gov	(215) 446-4496

PLEASE NOTE:

GSA's deadline for acceptance of RWAs this fiscal year is September 22, 2006.


Philadelphia Federal Executive Board Honors GSA Mid-Atlantic Region

Representatives from the PBS Mid-Atlantic Region joined our federal colleagues at the annual Philadelphia Federal Executive Board's *Excellence in Government Awards* ceremony, held May 4 in Drexel Hill, PA. More than 50 of our PBS Mid-Atlantic Region professionals were honored for their outstanding contributions, economy in government operations, technical accomplishments, and community service. Among those honored was this year's Gold Medalist for Non-supervisory Rookie of the Year, GSA Realty Specialist Christian Townsend.

Christian, who joined GSA after graduating from Rutgers University in 2004, works in our Allegheny Service Center serving our federal clients in Virginia and West Virginia. In 2005, despite having worked as a GSA Realty Specialist for just one year, Christian volunteered to leave home for weeks at a time to do his part in Baton Rouge, Louisiana, to assist in the Hurricane Katrina relief effort. In just five weeks, he was able to negotiate and complete 19 land leases for approximately 100 acres to accommodate 940 travel trailers and mobile homes. Christian represented GSA at a Joint Field Office, manned by representatives from the numerous agencies participating in the disaster relief. He worked closely with our federal counterparts to navigate a maze of details and keep progress moving forward.



GSA Realty Specialist Christian Townsend receives his Gold Medal for Non-supervisory Rookie of the Year from Margaret M. Mannion, Chair, Federal Executive Board Awards Committee.

Christian's “can do” spirit helped secure traditional housing sites for displaced residents of Louisiana. Christian looks forward to sharing this “can do” spirit with PBS Mid-Atlantic Region customers for years to come! 


Final Steel Beam Tops Off New Courthouse in Richmond, Virginia

GSA recently celebrated a major milestone in the construction of a new federal courthouse in Richmond, Virginia. The final piece of structural steel was set in place on April 5, 2006, and the event was commemorated during a "Topping Out" ceremony to celebrate the completion of the steel erection around the building's perimeter.

In keeping with tradition, the courthouse's symbolic beam was painted red, white, and blue to represent the flag. A small tree was mounted to the beam to symbolize a safe installation and no loss of worker life. The tree will be removed when the roof is installed. The beam was then signed by representatives from the U.S. District Court for the Eastern District of Virginia, GSA project team members, and the construction team before it was set in place.

Significant work has been completed since the ceremony in April, and the courthouse is now 30 percent complete. The façade installation commenced in May and work on the building's atrium began in early June. In addition, concrete slab placements throughout the interior of the building are now complete.

When finished, the new federal courthouse will be an approximately 346,000 gross square foot building with seven stories of offices and courtrooms as well as a six story glass atrium. The courthouse will provide housing for U.S. District Court and U.S. Bankruptcy Court for the Eastern District of Virginia, Probation and Pre-Trial Services, U.S. Marshals Service, Office of the U.S. Trustee, Office of the U.S. Attorney, Federal Public Defenders, and GSA.

GSA and its tenants look forward to the successful completion of the courthouse project in May 2008. 



Representatives of the U.S. District Court for the Eastern District of Virginia attend the Topping Out ceremony on April 5.



The final beam to be set was painted red, white, and blue and was signed by project team members to commemorate the substantial completion of steel erection for the new courthouse.



The new courthouse stands tall in downtown Richmond.

GSA Child Care Conference: August 1-3, 2006 in Chicago, Illinois

GSA invites you to Chicago for the 17th Annual GSA Child Care Conference, August 1-3, 2006. This year's theme, "GSA Child Care: Growing, Sustaining, and Achieving Quality," speaks to our on-going commitment to the children and families in our centers.

This year's conference offers a unique opportunity to network with colleagues from across the country and to renew our shared commitment to early childhood education. Sessions led by industry experts and child care advocates will provide valuable training opportunities to supplement your knowledge of quality child care. Our featured guests include:

Mark Ginsberg, PhD—Executive Director of the National Association for the Education of Young Children (NAEYC) and faculty member of the Department of Psychiatry and Behavioral Sciences and the Department of Medicine at Johns Hopkins University School of Medicine


Dan Hodgins, PhD—Coordinator of early childhood education at Mott Community College in Flint, Michigan,

an exceptional teacher, and an internationally known presenter

Michael Brandwein—a nationally acclaimed, award-winning speaker, educator and author of three 1999 Emmy award-winning public television programs on communicating with young people

Kathy Buckley—top female comic and the award winning author of a one-woman show, a public television special, and book

Ella Jenkins—a musician who has been featured on the "Today Show," "Mister Rogers' Neighborhood," "Sesame Street," and at the Smithsonian's 150th Birthday Party in Washington, DC

We are pleased to be able to offer conference attendees the opportunity to obtain Continuing Education Units as well as Graduate and Undergraduate Credit. Please visit www.gsa.gov/childcare for more details on this year's conference. We encourage anyone interested in employer-sponsored quality child care to visit www.cmpinc.net/childcare to register for the conference. We hope to see you in Chicago! 



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Meeting the Ongoing Needs of the Bureau of the Public Debt


In addition to providing a modern, convenient space for BPD employees, the lease requires the building to be Leadership in Energy and Environmental Design® (LEED) Certified. A designation of the U.S. Green Building Council, LEED is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings. Based on well-founded scientific standards, LEED emphasizes state of the art strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. Now that the building is

"The outstanding team from both BPD and GSA were able to create a vision for the project and achieve that goal."

Glenn Ball
Bureau of the Public Debt

complete, the project team is in the process of certifying the facility's eligibility against the rigorous requirements.

Glenn Ball, Assistant Commissioner for Management Services and Chief Financial Officer for BPD, is enthusiastic in his praise for the new space, and about the entire process, from requirements development to execution.

According to Glenn, "The outstanding team from both BPD and GSA were able to create a vision for the project and achieve that goal." 

Getting to Know Us: PBS Delaware Valley Field Office



Ian Grey, Field Office Manager
Delaware Valley Field Office

Allow us to welcome you to the Public Buildings Service (PBS) Delaware Valley Field Office.

A component of the PBS Philadelphia Service Center, the Delaware Valley Field Office is based in the Mitchell H. Cohen U.S. Post Office and Courthouse in Camden, New Jersey. The group also has offices in Trenton, New Jersey; West Philadelphia, Pennsylvania; and Wilmington, Delaware.

The Field Office provides a full range of real property management services that cover facilities maintenance; operations and custodial services; contract administration; lease administration; repair and alterations; move coordination; overtime utilities and services; estimating; conference room scheduling; and much more.

Field Office Manager Ian Grey and his staff are responsible for the operation and maintenance of five federally owned facilities, one Trust Fund Building, and 141 leased locations throughout Southern, Central and Northwestern New Jersey, Northeast and West Philadelphia, and the state of Delaware.




This Administrative Team works in the Mitchell H. Cohen U.S. Post Office and Courthouse and provides a wealth of services to support the day-to-day operations of the Delaware Valley Office. L to R: Terrie Cooper, Ana Garcia, Mallon McCloskey, Susan Richardson, and Juwanna Jenkins-Ross.



Melanie Kunkle has been a GSA Property Manager for the Mitchell H. Cohen U.S. Post Office and Courthouse for 5 years and has extensive experience as a Contracting Officer. Melanie also provides a wealth of knowledge and experience in the custodial field, working closely with NISH, a national nonprofit agency whose mission is to create employment opportunities for people with severe disabilities.

If you are interested in discussing the services provided by the Delaware Valley Field Office, please contact the Property Manager for your facility or Field Office Manager Ian Grey at ian.grey@gsa.gov or (856) 757-5247.

Please visit www.gsa.gov/r3fieldoffices for a complete listing of all PBS Mid-Atlantic field office locations and contact information. 



Jeff Johnson is the Property Manager for the federal facility located at 5000 Wissahickon Avenue in Philadelphia, and has been with GSA for 3 years. Jeff provides a range of services for the Department of Veterans Affairs and the Social Security Administration, our primary tenants at this location.



Tyrone Burton is an experienced Property Manager located in the Germantown Office. Tyrone's primary responsibilities are for leased locations throughout Philadelphia and its suburbs.



John Eppley is a Construction Representative, providing project management, estimating services, and technical support to our clients. John came to GSA 3 years ago from the U.S. Postal Service, and brings a wealth of knowledge and experience to our office.



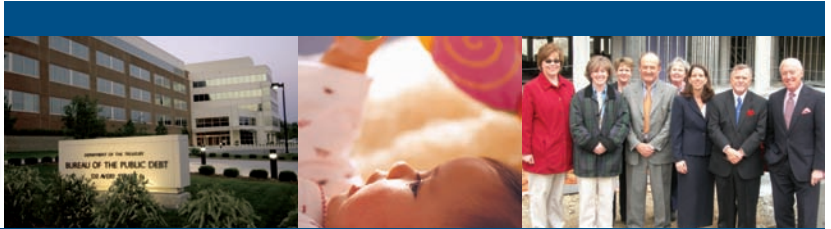
Badma Stepanow is the Property Manager for the Clarkson S. Fisher U.S. Courthouse Complex in Trenton, NJ, and has been with GSA for 15 years. He worked in the GSA Northeast and Caribbean Region before coming to the Delaware Valley Office several years ago.

GSA DELAWARE VALLEY FIELD OFFICE

Area Served	Office Location	Property Manager
Southern New Jersey	GSA Camden Office Mitchell H. Cohen U.S. Post Office and Courthouse	Melanie Kunkle (856) 757-5358
Central & Northwestern New Jersey	GSA Trenton Office Clarkson S. Fisher U.S. Courthouse Annex SSA Trust Fund Building in Bridgeton	Badma Stepanow (609) 989-0450 Doug Tranter (215) 381-3472
North, Northeast, and West Philadelphia, PA	GSA Germantown Office Federal Building	Greg Wright (215) 381-3472
State of Delaware	GSA Wilmington Office J. Caleb Boggs Federal Building J. Allen Frear Federal Building	Bill Stroumbaras (302) 573-6338 Doug Tranter (215) 381-3472

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Barbara L. Shelton

Regional Administrator
GSA Mid-Atlantic Region

Linda C. Chero

Deputy Regional Administrator
GSA Mid-Atlantic Region

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